



GRASSROOTS
REALTY GROUP

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116 Riverbirch Crescent SE
Calgary, Alberta

MLS # A2333787



\$469,800

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,175 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Hood Fan
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****New roof, new siding, new soffits & fascia!**** This is an incredible opportunity to own a solid home in the highly sought-after community of Riverbend, just minutes from beautiful Carburn Park. Offered for the first time in over 30 years, this home has been cared for by the same family and is ready for its next chapter. Featuring a functional two storey layout with ****3 bedrooms upstairs****, a ****4-piece main bathroom****, and a ****2-piece powder room**** on the main floor, this home offers an excellent foundation for your renovation ideas. The basement includes a spacious recreation room, providing additional living space or room to customize to your needs. Outside, you'll appreciate the ****south-facing backyard****, perfect for enjoying all day sunshine, along with an ****oversized attached single garage**** and fantastic curb appeal. This is a true ****handyman special**** with outstanding potential. Whether you're looking to renovate, invest, or create your dream home, this is your chance to add value in one of Calgary's most established and desirable neighbourhoods. Don't miss this exceptional opportunity!